

INDIAN RIVER MARSH GROVE

VERO BEACH, FL | INDIAN RIVER COUNTY

102.34 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 102.34 ± acres

Sale Price: \$499,360

Price per Acre: \$4,879

Site Address: 146TH AV SW, Vero Beach, FL 32966

County: Indian River

Predominant Soil Types: Riviera Fine Sand 51 acres, Pineda Fine Sand 30 acres, Wabasso Fine Sand 23 acres

Uplands/Wetlands: 100% uplands

Irrigation/Wells: Property has water supplied by the St Johns Improvement District and Microjet irrigation.

Zoning/FLU: AG-2, 1 unit to 10 acres

Class of Grove: Approximately 40 acres of younger Ray red grapefruit. The balance is cleared and bedded.

Water Use Permits: Water use through the St. Johns Improvement District

Structures: Small pump shed

Taxes: \$14,270.52

Indian River Marsh Grove is an active grove in Vero Beach in Indian River County. This grove has approximately 40 acres of younger Ray Red Grapefruit with the remaining acreage balanced, cleared, and bedded. Water use permits are through the St. Johns Improvement District and has Microjet irrigation in place. Located 15 minutes away from the SR 60 and Hwy 95 interchange, this grove is in a great location for someone looking for a producing grove in Vero Beach.

GROVE PRODUCTION CHART

GRWR	BLK	AC	CITY	VAR	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020
JPV	1J	40	IR	RAY				2,160	3,114	1,041	2,322	4,145

LOCATION & DRIVING DIRECTIONS

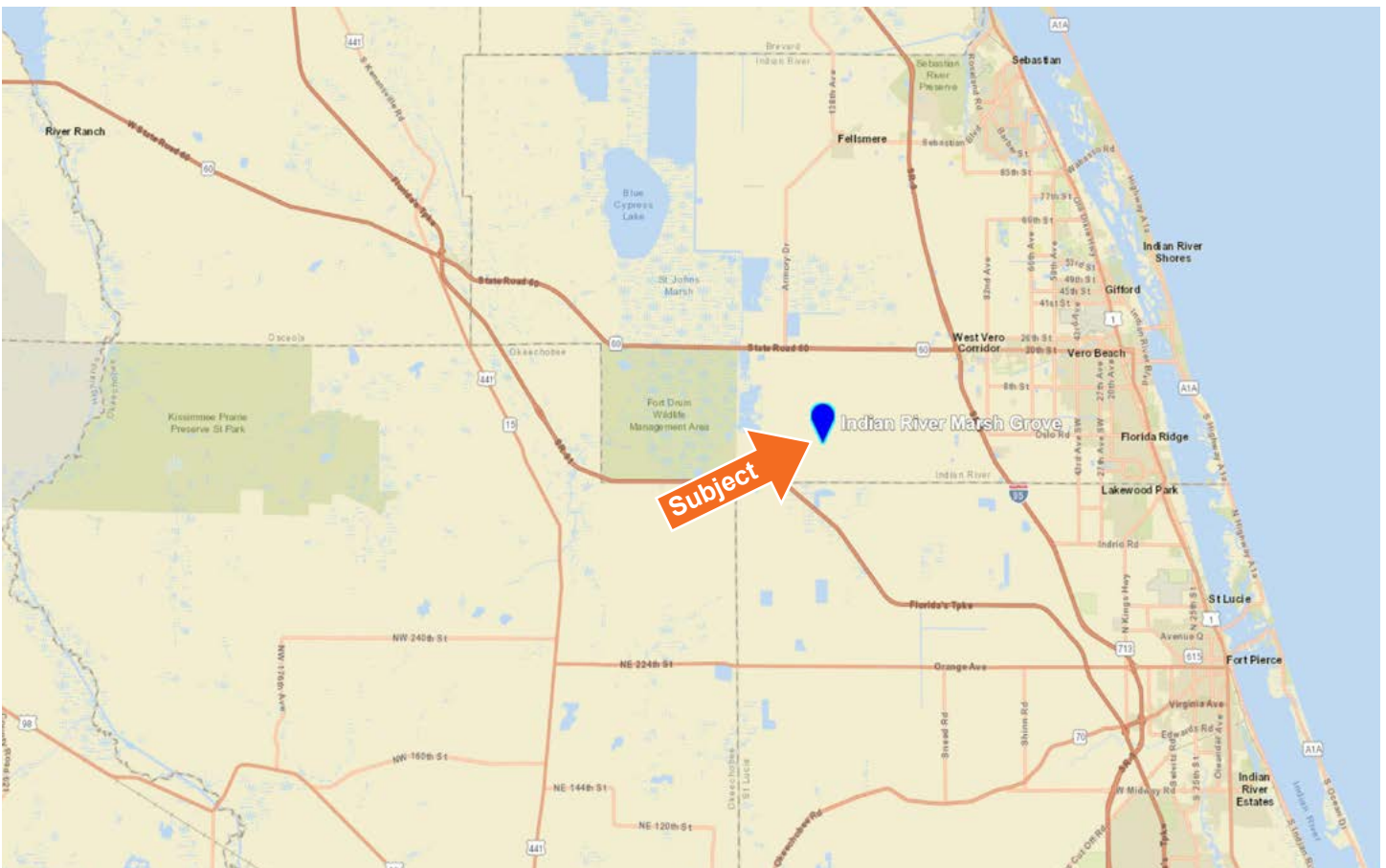
Parcel IDs: 33372600001002000001.0

GPS Location: 27.580892, -80.607753

Driving Directions:

- From the intersection of SR-60 and I-95 travel west on SR-60 3.7 miles to 122nd Ave.
- Turn left on 122nd Ave and travel 3.6 miles south to 9th Ave SW, Oslo Rd, continuing over the bridge and crossing over the flow way.
- Turn right onto 9th Ave SW, Oslo Rd, travel 1.6 miles west to 138th Ave.
- Turn left (south bound) on to 138th Ave on the west side of the north/south ditch, just past the 2nd large pumping station.
- Take 138th Ave south 1,800 feet (.34 miles) until you see the SVN Saunders Ralston Dantzler Real Estate sign.

Showing Instructions: Contact the listing agent Jeff Cusson at 863.738.3636.





SOILS MAP



Indian River Marsh Grove Soils

-  Streets MapWise
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Soils Boundaries

CODE	DESC	ACRES
10	Riviera Fine Sand	51
16	Pineda Fine Sand	30
13	Wabasso Fine Sand	23
TOTAL =		104.149251056405 acres







114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

102.34 ± Acres • Approximately 40 acres of younger Ray Red Grapefruit
Water use permits are through the St. Johns Improvement District
Located 15 minutes away from the SR 60 and Hwy 95 interchange

Visit SVNsaunders.com and search for: Indian River Marsh

Jeff Cusson, CCIM, 863.738.3636 | jeffcusson@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
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Lake City, FL 32055
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Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.

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